

AdvancedGeo Environmental

25 April 2019
AGE Project No. 19-4709

Mr. Alan A. Malagon
BOWER ENVIRONMENTAL CONSULTING, INC.
17011 Beach Boulevard, Suite 900
Huntington Beach, CA 92647
Via Email: alanmalagon@bowyerenvironmental.com

**Subject: Limited Asbestos Sampling Report
DEVORE TRUST PROPERTY
210 West Slauson Avenue, Los Angeles, California**

Dear Mr. Malagon:

Advanced GeoEnvironmental, Inc. (AGE) performed a limited suspect asbestos debris sampling and laboratory analysis at the DeVore Trust Property located at 210 West Slauson Avenue, Los Angeles, California (the "Site"). The sampling was conducted on 24 April 2019. The survey methodology, laboratory analytical results and recommendations if warranted, are presented in this letter report.

1.0. INTRODUCTION

This limited suspect asbestos sampling was required following an explosion related to a leaking fuel tanker trailer at the facility. The site was visited by the South Coast Air Quality Management District (SCAQMD) on 18 April 2019. The SCAQMD issued a Notice to Comply (NTC) #F10153 to conduct an asbestos survey of the fire damaged debris, including the asphalt ground cover. The NTC is attached in Appendix A.

The NTC required suspect asbestos containing materials of the fire damaged debris in specific areas to be sampled prior to disposal to a landfill. The sampling was required to be conducted by a California certified asbestos consultant (CAC). The following areas and contents of specific containers marked for disposal was sampled.

1. Burned (damaged) asphalt along with absorbent material on the ground.
2. A red 10-yard bin filled with debris and a gray 20-yard bin filled with metal scrap.
3. An approximately 25 foot by 45 foot shed used for metal storage and a burned cabinet.



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4. Seven (7) 55-gallon drums with absorbent and debris inside.

2.0. ASBESTOS CONTAINING MATERIALS SAMPLING AND ANALYSIS

On 24 April 2019, Mr. Sam Seneviratne of AGE conducted an inspection, condition assessment and homogeneous material quantification and sampling of any suspect ACM containing debris at the Site. AGE collected a total of twenty-nine (29) samples during the limited asbestos survey, drew a field drawing of the sample locations and transmitted the samples under the chain of custody protocol to the analytical laboratory on the same day.

The samples were submitted to LA Testing Laboratory in South Pasadena, California, National Voluntary Laboratory Accreditation Program (NVLAP) and accredited for asbestos analysis (NVLAP Lab Code 200757-0 and AIHA Laboratory ID # 1786976). The samples were analyzed for asbestos type and percentage using polarized light microscopy with dispersion staining (PLM/DS) in accordance with EPA Method 600/R-93-116.

Per the request of the client, the fifteen (15) suspect ACM samples that were collected from the seven (7) 55-gallon drums that appeared to contain mostly absorbent materials with petroleum waste was not analyzed. In addition, the red waste bin with burnt debris on site was excluded from sampling.

3.0. FINDINGS

Asbestos was not detected in the suspect asbestos samples collected from burnt debris and other waste found across the property. The following table summarizes the suspect ACM materials that were sampled:

Sample No.	Material	Location(s)
1-5, 23	4" thick Asphalt and Slurry Seal Ground Cover	Ground Coverings Throughout Site
21, 26	Absorbent	Gray Waste Bin Metal Shed
22	Broken Clay type Flange	Gray Waste Bin
24	Electrical Wire Insulation	Metal Shed

Sample No.	Material	Location(s)
25	Ash - Burnt Debris	Cabinet top Metal Shed
27, 28, 29	Buffing Wheels 3", 6" & 7" Diameter	Metal Shed

The analytical reports are attached in Appendix B.

4.0. CONCLUSIONS AND RECOMMENDATIONS

Results of laboratory analysis of suspect asbestos-containing burnt debris materials and absorbent sampled as part of the asbestos did not report asbestos in any of the samples that were analyzed by the laboratory.

AGE has no further recommendations based on the findings of this investigation.

5.0. LIMITATIONS

This survey was performed using standard industry practices utilized by the environmental professional community. AGE has made a diligent effort to discover accessible asbestos-containing building materials to the extent of our scope of work that were limited to the specific locations identified in this report, using reasonable means, within the limitations of conditions incurred at the Site. However, there is always a chance that some asbestos-containing material may have escaped detection, due to their inaccessibility. This was not a comprehensive asbestos survey.

Contractors and maintenance personnel should be alert to the possibility of encountering such materials and should stop work if a suspect asbestos containing material(s) to be disturbed are found or are not included in available survey report information for the Site. Any suspect ACM found which is not included in this or any other asbestos survey report submitted with the demolition or renovation submittal package should be assumed to contain asbestos until it is properly surveyed and tested. Results conveyed herein describe conditions at the date/time of the survey and may not be accurate if modifications, renovations, or other building conditions change. This report is not a specification nor is it intended as a bidding document. Contractors performing work, disturbing regulated materials identified herein should field verify building conditions and material quantities prior to submitting any bids for work.

The opportunity to perform this service is greatly appreciated. If you have any questions,

please feel free to call our office at (800) 511-9300.

Sincerely,

Advanced GeoEnvironmental, Inc.



Sam Seneviratne, CAC
Senior Industrial Hygienist
DOSH Certified Asbestos Consultant No. 93-0886



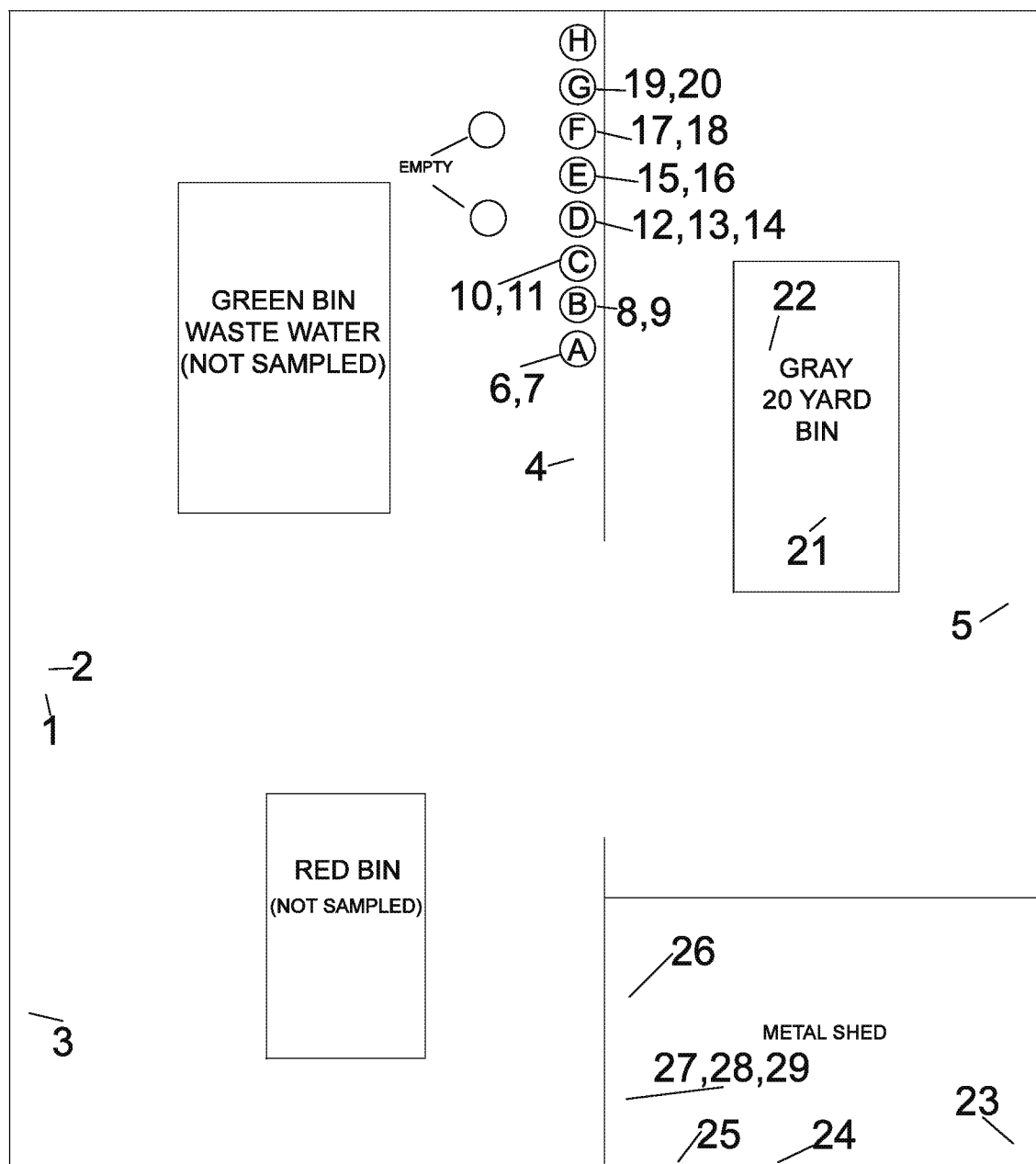
Robert D. Loeffler
Senior Geologist/Vice President
California Professional Geologist No. 6709
Registered Environmental Property Assessor No. 136161

Attachments: Sample Locations
 Appendix A – SCAQMD Notice to Comply
 Appendix B – Laboratory Reports with Chain-of-Custody Documents
 Appendix C - Inspector Certifications

FIGURE

Sample Locations

SLAUSON AVENUE



LEGEND

1 Asbestos Sample Location

(A) 55-Gallon Drum

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Environmental


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Devore Property Asbestos Sample Locations
210 WEST SLAUSON AVENUE
LOS ANGELES

DATE: 25 April 2019

FILE: SP

DRAWN BY: JDS

PROJECT NO. 19-4709

FIGURE: 1

Appendix A

SCAQMD Notice to Comply



South Coast Air Quality Management District
P.O. Box 4941, Diamond Bar, CA 91765-0941

NOTICE TO COMPLY BESTOS

4/18/19
DATE OF INSPECTION

Facility Name: <i>Don DeVore / 206 + 210 W Stauson Avenue</i>	Facility ID#	Section
Location Address: <i>206, 210 W Stauson Avenue</i>	City: <i>Los Angeles</i>	Zip: <i>90003</i>
Mailing Address: <i>Legal Representative's address: 625 E Santa Clara St, Suite 101</i>	City: <i>Ventura</i>	Zip: <i>93001</i>

This Notice to Comply is being issued to request additional information needed to determine compliance with clean air requirements.

Failure to respond or take corrective action, or providing false statements in response to this Notice to Comply can lead to issuance of a Notice of Violation pursuant to the California Health and Safety Code. The facility cited above is subject to re-inspection at any time to ensure compliance.

YOU ARE HEREBY DIRECTED TO COMPLY WITH:

☐ Rule 1403(g) ☒ H&SC 40701(g) ☐ H&SC 42303

REQUIREMENT

Provide evidence and copies of the following checked items:

- ☒ Prior asbestos survey
- ☐ Asbestos removal notification(s) to SCAQMD
- ☐ CSLB Contractor's License
- ☐ DOSH License to remove asbestos
- ☒ Contract(s) *Between owner + Leases*
- ☒ Building and Safety Permits
- ☐ Names, addresses, phone numbers of worker(s) and supervisor(s)
- ☐ Asbestos (AHERA) training certificates for supervisor(s) and worker(s)

- ☐ Supervisor logs
- ☒ Hazardous waste manifest(s)
- ☐ Hazardous waste generator label(s)
- ☐ Identify location where waste was transported to
- ☐ Identify hazardous waste transporter
- ☐ Copy of landfill/disposal site receipt
- ☒ Business license *s of owner + leases*
- ☐ Specify which asbestos removal procedure was used per 1403(d)(1)(D)(i).

☒ Other (list):

provide proof of: An asbestos survey, conducted by a certified asbestos consultant (CAC) that included the areas of - Bins on site, asphalt, debris, metal shed and 95 gallon drums.

-Or-
A written statement that you do not have the requested item(s)

Compliance Due Date: *4/26/19*

Compliance Achieved Date:

Served To: <i>Don DeVore</i>	Served By: <i>Deryck Roberts</i>		
Title: <i>Property owner</i>	Date Served: <i>4/18/19</i>	Phone: <i>909-396-2154</i>	Fax:
Email Address: <i>leban@svllplaw.com</i>	Phone: <i>323-798-8341</i>	Email Address: <i>d.roberts@aqmd.gov</i>	Website: <i>www.aqmd.gov</i>

Within 5 working days of achieving compliance with the requirement(s) listed above, the owner/responsible officer of the cited facility must complete and return a signed copy of this Notice to Comply to the South Coast Air Quality Management District at the address listed above.

Please copy and return this Notice to Comply along with the required information. Include the date on which compliance was achieved.

Date, sign, and send all completed copies to the attention of the inspector named above.

I hereby certify that the facility cited in this Notice to Comply has achieved compliance with the requirements listed above.

NAME OF OWNER/RESPONSIBLE OFFICIAL

TITLE

SIGNATURE

DATE

NOTICE#: F 10153

FILE COPY (Blue)

FACILITY COPY (Gold)

INSPECTOR COPY (White)

Appendix B

Laboratory Reports and Chain-of-Custody Documents



LA Testing

520 Mission Street South Pasadena, CA 91030

Tel/Fax: (323) 254-9960 / (323) 254-9982

http://www.LATesting.com / pasadenalab@latesting.com

LA Testing Order: 321909910

Customer ID: 32ADGE55

Customer PO:

Project ID:

Attention: Sam Seneviratne
Advanced GeoEnvironmental, Inc.
3335 E. Miraloma Avenue
Suite 142
Anaheim, CA 92806

Phone: (714) 398-5168

Fax: (714) 529-0203

Received Date: 04/24/2019 12:45 PM

Analysis Date: 04/25/2019

Collected Date: 04/24/2019

Project: Devore Trust Prep/ 19-4907

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
1 321909910-0001	Asphalt ground coverings - Asphalt composite 4" thick	Gray/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2 321909910-0002	Asphalt ground coverings - Asphalt composite 4" thick	Gray/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3 321909910-0003	Asphalt ground coverings - Asphalt composite 4" thick	Gray/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
4 321909910-0004	Asphalt ground coverings - Asphalt composite 4" thick	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
5 321909910-0005	Asphalt ground coverings - Asphalt composite 4" thick	Gray/Black Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
21 321909910-0006	Gray bin south - Absorbent broken clay type flage	Gray/Black Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
22 321909910-0007	Gray bin center - Absorbent broken clay type flage	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
23 321909910-0008	Metal shed - Asphalt floor elec. Wire insulation ash	Gray/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
24 321909910-0009	Metal shed center - Asphalt floor elec. Wire insulation ash	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
25 321909910-0010	Metal shed inside 5 gal bucket - Asphalt floor elec. Wire insulation ash	Gray/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
26 321909910-0011	Metal shed west wall - Absorbent	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
27 321909910-0012	Metal shed west wall - Buffing wheels 6" OD	Black/Clear Fibrous Heterogeneous	10% Glass	90% Non-fibrous (Other)	None Detected
28 321909910-0013	Metal shed west wall - Buffing wheels 3" OD	Black/Clear Fibrous Heterogeneous	10% Glass	90% Non-fibrous (Other)	None Detected
29 321909910-0014	Metal shed west wall - Buffing wheels 7" OD	Black Fibrous Heterogeneous	20% Glass	80% Non-fibrous (Other)	None Detected

Report amended: 04/25/2019 11:41:12 Replaces initial report from: 04/25/2019 11:15:57 Reason Code: Client-Change to Location



LA Testing

520 Mission Street South Pasadena, CA 91030

Tel/Fax: (323) 254-9960 / (323) 254-9982

<http://www.LATesting.com> / pasadenalab@latestesting.com

LA Testing Order: 321909910

Customer ID: 32ADGE55

Customer PO:

Project ID:

Analyst(s)

John Talley (9)

Olivia Santiago (5)

Jerry Drapala Ph.D, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method"), but augmented with procedures outlined in the 1993 ("final") version of the method. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. All samples received in acceptable condition unless otherwise noted. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. EMSL recommends gravimetric reduction for all non-friable organically bound materials prior to analysis. Estimation of uncertainty is available on request.

Samples analyzed by LA Testing South Pasadena, CA NVLAP Lab Code 200232-0, CA ELAP 2283

Report amended: 04/25/2019 11:41:12 Replaces initial report from: 04/25/2019 11:15:57 Reason Code: Client-Change to Location



Asbestos Chain of Custody

LA Testing Order Number (Lab Use Only):

#321909910

PHONE: ()

FAX: ()

Company: Advanced GeoEnvironmental		EMSL Customer ID: 32ADGE55	
Street: 3335 E. Miraloma Ave., #142		City: Anaheim	State/Province: CA
Zip/Postal Code: 92806	Country: USA	Telephone #: 714.398.5168	Fax #:
Report To (Name): Sam Seneviratne		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: sam.s@advgeoenv.com		Purchase Order: 19-1907	
Project Name/Number: Devco Trust prop 19-1907		Connecticut Samples: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential	
U.S. State Samples Taken: CA		EMSL Project ID (Internal Use Only):	

LA Testing-Bill to: ☐ Same ☒ Different - If Bill to is Different note instructions in Comments**

Third Party Billing requires written authorization from third party

Turnaround Time (TAT) Options* - Please Check

☐ 3 Hour ☐ 6 Hour ☒ 24 Hour ☐ 48 Hour ☐ 72 Hour ☐ 96 Hour ☐ 1 Week ☐ 2 Week

*For TEM Air 3 hours through 6 hours, please call ahead to schedule. There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with LA Testing's Terms and Conditions located in the Analytical Price Guide.

PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) ✓ <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%)	TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312 TEM - Bulk <input type="checkbox"/> TEM EPA NOB <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5 TEM - Water: EPA 100.2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	TEM - Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167) Soil/Rock/Vermiculite <input type="checkbox"/> PLM CARB 435 - A (0.25% sensitivity) <input type="checkbox"/> PLM CARB 435 - B (0.1% sensitivity) <input type="checkbox"/> TEM CARB 435 - B (0.1% sensitivity) <input type="checkbox"/> TEM CARB 435 - C (0.01% sensitivity) <input type="checkbox"/> EPA Protocol (Semi-Quantitative) <input type="checkbox"/> EPA Protocol (Quantitative) Other:
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☐ Check For Positive Stop - Clearly Identify Homogenous Group ☐ Filter Pore Size (Air Samples): ☐ 0.8µm ☐ 0.45µm

Samplers Name: Sam Seneviratne

Samplers Signature: Sam Seneviratne

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
1	See Attached logs	Bulk	10-12:15pm
29		See logs	

Client Sample # (s): 29	Total # of Samples: 29
Relinquished (Client): Sam Seneviratne Date: 4/24/19	Time: 12:45pm
Received (Lab): [Signature] Date: 4/24/19	Time: 12:45
Comments/Special Instructions: * Please hold Samples #s 6-20 (15 Samples)	

Page 1 of ____ pages

#321909910

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ASBESTOS INSPECTION FIELD DATA SHEET

Page 1 of 2

Project #: 19-1907

Inspector Name and License #: Sam Seneviratne, CAC # 93-0886

Name: DeVore Trust Property

Date of Inspection: April 24, 2019

Location: 206, 210 W. Saluson Ave., Los Angeles, CA

Inspector Signature: *Sam Seneviratne*

Sample #	Material Description	Material Location	Quantity (SF or LF)	Friable (NF or F)	Damage (ND, D, SD)	Photo #
1	Asphalt Composite	Asphalt Ground				1
2	4" Thick	Coverings	3,300 Cu. ft	NF		2
3		(4" thick)				3
4						4
5						5
6	Absorbent & fuel	55 gal Drum [A] Decomp	55 gal Drum	F		6
7		" [B]				7
8		" [C]				8
9		" [D]				9
10		" [E]				10
11		" [F]				11
12		" [G]				12
13		" [H]				13
14	Roofing debris					14
15	Absorbent & fuel	" [I]				15
16	"	" [J]				16
17	"	" [K]				17
18	"	" [L]				18
19	"	" [M]				19
20	"	" [N]				20
21	Absorbent	Gray Brk Sash	5 gal			21
22	Broken clay type flage	" " Cont	1 SF	NF		22
23	Asphalt floor	Metal Shed	Includer in	LS		23
24	Elec. wire insulation	" Cont	50 LF	NF		24
25	Ash	Inside 5 gal bucket	5 gal	F		25



Page 2 of 2

Inspector Name and License #: Sam Seneviratne, CAC # 93-0886
Date of Inspection: April 24, 2019
Inspector Signature

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T: 800.511.9300 | F: 888.445.8786

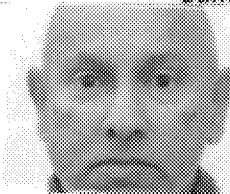
Appendix C

Inspector Certifications

AdvancedGeo Environmental

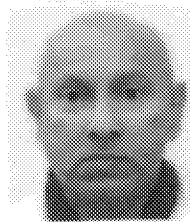
State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant

Samita D Seneviratne
Name

 Certification No. **93-0886**
Expires on **02/18/20**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7160 et seq. of the Business and Professions Code.

State of California Department of Public Health
Lead-Related
Construction
Certificate



Samita D. Seneviratne

Certificate
Type

Inspector/Assessor 01/04/2020
Project Monitor 01/04/2020



ID # **9658**

GREEN ENVIRONMENTAL TRAINING

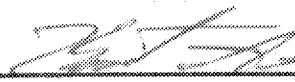
OSHA Approved Training for Hazardous Materials
This Certifies that

Sam Seneviratne

Has completed the 8 Hour SUPERVISORY Refresher
Course in accordance with CFR 29 & CCR Title 8.

Training Date: **03/27/19** Valid for 12 Months

Certification No.: **08HR032719-1020** SS# *****-**-8788**


Kent Green, Director of Training



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